
Appeal Decision

Site visit made on 22 February 2022

by D M Young JP BSc (Hons) MPlan MRTPI MIHE

an Inspector appointed by the Secretary of State

Decision date: 1 March 2022

Appeal Ref: APP/T2405/D/22/3290023

7 Wilson Close, Thorpe Astley, Leicester LE3 3RF

- The appeal is made under section 78 of the Town and Country Planning Act 1990 against a refusal to grant [outline] planning permission.
 - The appeal is made by Mr Mohamed Rahman against the decision of Blaby District Council.
 - The application Ref 21/0613/HH, dated 4 May 2021, was refused by notice dated 1 November 2021.
 - The development proposed is the erection of 1.8 metre high boundary fence.
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Decision

1. The appeal is dismissed.

Main Issue

2. This is the effect of the development on the character and appearance of the area.

Reasons

3. Wilson Close is a residential cul-de-sac located within Thorpe Astley, a planned estate development. Open and/or landscaped frontages are a key feature of the estate and instil a sense of openness that contributes positively to local distinctiveness. Whilst I saw some low-level picket type fences in the immediate area, these have a minimal effect on the openness referred to above.
4. The proposal seeks the erection of a 1.8m timber fence to the side of No 7 thus enclosing an open area abutting Wilson Close. Whilst the boundary is currently delineated by a low hedge, this is in keeping with the character of the wider estate and maintains its essential qualities. In my view, the proposed fence, primarily on account of its height, would be seen as a discordant feature in views along Wilson Close, its incongruence being exacerbated by the awkward relationship to No 5.
5. The Appellant refers to other similar boundary treatments in the locality. However, no specific examples have been provided and I was unable to identify anything remotely comparable to the appeal scheme in locational and design terms when I visited the site and wider area.
6. Based on the foregoing, I conclude that the development would be contrary to Policy CS2 of the Blaby District Local Plan (Core Strategy) Development Plan Document (2013) and Policy DM1 of the Blaby District Local Plan (Delivery)

Development Plan Document (2019). Amongst other things these seek to preserve and enhance local distinctiveness.

Conclusion

7. For the reasons given above and taking into account all other matters raised, I conclude that the appeal should be dismissed.

D. M. Young

Inspector